

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 7, 1976, in the Council Chamber, Third Floor City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips  
Aldermen Bird, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin,  
and Volrich.

ABSENT: Alderman Sweeney (Ill)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Father Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 8 Social Studies Students from University Hill School, Vancouver, under the direction of their teacher, Mr. Bob Pollard, Grade 2 students from Maple Grove School, under the direction of their teacher, Miss Archer, and certain other special visitors.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce

SECONDED by Ald. Cowie

THAT the minutes of the Special Council Meeting (Public Hearing) of November 25, 1976, and the minutes of the Regular Council Meeting of November 30, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS, MANAGER'S REPORT  
AND DELEGATIONS

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1. Heritage Designations

At a special meeting held on November 9, 1976, to consider designation of several buildings, Council deferred consideration of two of these buildings recommended by the Heritage Advisory Committee, to allow the interested parties an opportunity to appear before Council.

(a) Watson House, 909 Thurlow Street

Mr. R. Baker, solicitor, on behalf of the owners of the Watson House at 909 Thurlow Street, spoke against designation of the building and provided information on the renovations done by the owners. He stated that, in his opinion, the building was not suitable for designation.

A representative of the Planning Department and a member of the Heritage Committee spoke in support of the Committee's recommendation.

MOVED by Ald. Boyce

THAT the building known as Watson House at 909 Thurlow Street be designated an 'A' category heritage building.

- LOST NOT HAVING THE  
REQUIRED MAJORITY

(Ald. Bird, Kennedy, Volrich and the Mayor opposed)

(b) Ukrainian Greek Orthodox Church

Mr. R. Talik, on behalf of the Ukrainian Greek Orthodox Church addressed the Council and filed a letter opposing the designation of the Church.

MOVED by Ald. Cowie

THAT the Ukrainian Greek Orthodox Church at 154 East 10th Avenue be designated an 'A' category heritage building, and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

2. Stores Open on Statutory Holidays

City Council, on November 30, 1976, when considering a Manager's report dated November 26, 1976, with respect to stores open on statutory holidays, resolved that the owner/operators of the two stores in question be requested to appear before Council to show cause why their business licenses should not be suspended.

Mr. P.W. Butler, solicitor, on behalf of Better Value Furniture and Lions Furniture Mart, referred to a letter sent previously to Alderman Volrich in which he gave assurance that on future Remembrance Days the stores will remain closed. Mr. Butler also referred to newspaper advertisements which indicated stores other than his clients were also open on Remembrance Day.

Cont'd....

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UNFINISHED BUSINESS, MANAGER'S REPORT  
AND DELEGATIONS (Cont'd)

Stores Open on Statutory Holidays (Cont'd)

MOVED by Ald. Rankin

THAT the business licenses for Better Value Furniture and Lions Furniture Mart be suspended for one week from December 8, 1976 to December 14, 1976, inclusive.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy and the Mayor opposed)

MOVED by Ald. Marzari

THAT the Director of Legal Services be instructed to take legal action against stores which contravened the Vancouver City Charter by remaining open on Remembrance Day this year.

- CARRIED UNANIMOUSLY

B. 1222 Hamilton Street - Development  
Permit Application #75167

Council, at its 'In Camera' meeting on November 30, 1976, when considering a Development Permit Application for 1222 Hamilton Street, directed that the individuals concerned be given an opportunity to appear before today's meeting of Council.

Mr. F. Kranz, owner of the building, addressed the Council and objected to statements made in the Manager's report dated November 24, 1976.

Council noted a letter from Mr. G. Husband, the applicant, dated December 6, 1976, in which Mr. Husband requested that the matter be deferred to give him an opportunity of discussing it further with his associates and lawyers.

MOVED by Ald. Kennedy

THAT, as requested by the applicant, this matter be deferred.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Jericho Hangars

Council noted a letter from Mr. Richard W. Seaton, representing Friends of the Forum, requesting to appear as a delegation regarding the Jericho Hangars and also requesting that there be a moratorium on destruction of the remaining major buildings at Jericho, pending certain clarification relating to the National Building Code.

MOVED by Ald. Rankin

THAT the delegation request be granted and arrangements be made for the incoming Council to hear the group.

- CARRIED

(Ald. Bird, Cowie, Marzari and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
DECEMBER 3, 1976

Works & Utility Matters  
(December 3, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: 1976 Bus Shelters Program
- Cl. 2: Reallocation of Sewers Capital Funds
- Cl. 3: Rental of Festoon Lights to 1976 Christmas Carol Ship Committee
- Cl. 4: Local Improvement for Street Lighting - Alma Street (Schedule 439, Item 9) Letter from Mrs. Miriam A. Chamberlain
- Cl. 5: Vancouver City Engineering Department - Involvement on Granville Island

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental of Festoon Lights to 1976  
Christmas Carol Ship Committee  
(Clause 3)

MOVED by Ald. Bird

THAT the recommendations of the City Engineer, as contained in this report be approved and an amount of up to \$600.00 for the rental of 2500 ft. of Festoon Lights to the 1976 Christmas Carol Ship Committee, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

Local Improvement for Street Lighting -  
Alma Street (Schedule 439, Item 9)  
letter of Mrs Miriam A. Chamberlain.  
(Clause 4)

MOVED by Ald. Marzari

THAT the project, as described in this clause, not proceed and, therefore, that part of the motion relating to the item, passed by the Special Council on October 21, 1976, be rescinded.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Vancouver City Engineering Department  
Involvement on Granville Island  
(Clause 5)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(December 3, 1976)

Upgrading of Oppenheimer Park  
(Clause 1)

MOVED by Ald. Volrich  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.  
- CARRIED UNANIMOUSLY

Licenses and Claims Matters  
(December 3, 1976)

December 29, 1976 - Store  
Opening until 9:00 P.M.  
(Clause 1)

MOVED by Ald. Kennedy  
THAT the Shops Closing By-law be amended for 1976 only,  
whereby stores will remain open until 9:00 p.m. on Wednesday,  
December 29, 1976, and close at 6:00 p.m. on Friday, December  
31, 1976, it being understood that the by-law already provides  
for Thursday evening opening.  
- CARRIED  
  
(Ald. Rankin opposed)

Finance Matters  
(December 3, 1976)

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Fire Department - Apparatus Replacement  
Program
- Cl. 2: Investment Matters (Various Funds),  
October, 1976
- Cl. 3: False Creek Interim Financing Reserve

Fire Department - Apparatus  
Replacement Program.  
(Clause 1)

MOVED by Ald. Bird  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.  
- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Volrich  
THAT the recommendations of the City Manager, as contained  
in clauses 2 and 3, be approved.  
- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(December 3, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Leasing of City-owned Lots on the W/S of 1100 Block Mclean to Vancouver School Board
- Cl. 2: Provincial Government Extension Request - Option to Repurchase Agreement - N/S Keefer between Heatley and Hawks (Strathcona Area)
- Cl. 3: Expropriation for Knight Street Widening - West 7' of 4270 Knight Street

Clauses 1, 2 and 3.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3, be approved.

- CARRIED UNANIMOUSLY

B. Development Permit Application - 1222 Hamilton Street.

For Council action on this report see page 3.

C. Design and Cost Estimates - Shaughnessy, Gladstone & Elliott Street-End Mini-Parks.

MOVED by Ald. Cowie,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in the Council Chamber at 4.15 p.m., with Mayor Phillips in the Chair and the same Members present.

D. Cedar Cottage, Kitsilano and Mount Pleasant N.I.P., Budget and Staff Alterations.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Mayor Phillips left the meeting and Deputy Mayor, Alderman Marzari assumed the Chair.

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee  
on Housing and Environment,  
November 25, 1976

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Fire Alarm Upgrading Order - 1765 West 8th Avenue
- Cl. 2: Progress Report on Enforcement of Lodging House By-law (The Royal Rooms, Wicklow Hotel, Ohio Rooms)
- Cl. 3: 1168 East Hastings Street - Standards of Maintenance By-law
- Cl. 4: Closure of Cordova Rooms, 56 East Cordova
- Cl. 5: Hotel Metropole, 320 Abbott Street - Citizens' Complaint re Noise
- Cl. 6: Clarification of Recommendations to City Council re Fire By-law Amendments
- Cl. 7: Equitable Distribution of Renovation Costs to Apartment Buildings - Fire By-law
- Cl. 8: Chairman's Progress Report

Clauses 1 - 8 inclusive

MOVED by Ald. Harcourt

THAT clauses 1, 2, 3, 4, 6, 7 and 8 be received for information, and the recommendation of the Committee, as contained in clause 5 be approved.

- CARRIED UNANIMOUSLY

City Auto Towing Contract

At this point in the proceedings the Deputy Mayor referred to a letter received today from Unitow Services Ltd., concerning the City's Towing Contract. The Company is requesting the City to reconsider the contract and award it to Unitow.

MOVED by Ald. Boyce

THAT the letter from Unitow Services Ltd., be referred to the next meeting of the Vehicles for Hire Board scheduled for December 15, 1976.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Finance & Administration,  
November 25, 1976

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Good Stuff Games - Grant Request
- Cl. 2: Vancouver Bach Choir - Grant Request

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT clause 1 be received for information, and the recommendation of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee  
on Planning and Development,  
November 25, 1976

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Status of Rezoning Applications
- Cl. 2: Status Report on Major Development Proposals
- Cl. 3: Formation and Recognition of Champlain Heights Planning Advisory Committee
- Cl. 4: D.P.A. - 1661 Whyte Avenue - Kitsilano Coast Guard Base
- Cl. 5: D.P.A. - Airwest Airlines - North Foot of Jervis
- Cl. 6: D.P.A. - Ministry of Transport - Flight Control Tower - 200 Granville Street
- Cl. 7: Point Grey Road Property Acquisition and Development Issues
- Cl. 8: Downtown Eastside N.I.P. - 1977 Administration Budget
- Cl. 9: Thunderbird Neighbourhood - Disposition of City-owned Land

Clauses 1 - 9 inclusive

MOVED by Ald. Kennedy

THAT clauses 1, 2, 4, 5 and 6 be received for information, and the recommendations of the Committee, as contained in clauses 3, 7, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

SECONDED by Ald. Volrich

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4837,  
BEING THE HERITAGE BY-LAW

MOVED by Ald. Harcourt,

SECONDED by Ald. Cowie,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,

SECONDED by Ald. Cowie,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



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BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4984,  
BEING THE NOISE CONTROL BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bird,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bird,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW

MOVED by Ald. Kennedy,  
SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Towing Away of Automobiles

MOVED by Ald. Kennedy,  
SECONDED by Ald. Boyce,

THAT WHEREAS public opinion has turned decisively against the towing of automobiles from private pay lots;

AND WHEREAS no effective appeal is made possible before fines are collected;

THEREFORE BE IT RESOLVED THAT alternative methods of tethering vehicles be submitted and that an appeal procedure be instituted.

- (tabled)

MOVED by Ald. Volrich  
SECONDED by Ald. Kennedy

THAT the foregoing motion by Alderman Kennedy be tabled, pending discussion between Alderman Volrich and the Vancouver Police Board.

- CARRIED UNANIMOUSLY

2. Proposed Expansion -  
Vancouver International Airport

MOVED by Ald. Boyce  
SECONDED by Ald. Rankin

THAT WHEREAS further information in regard to the Vancouver International Airport expansion has come into the hands of the mover today, that a committee has been struck to formulate terms of reference and priorities for an on-going consultative process re discussion of noise abatement;

AND WHEREAS said committee is reported to consist of:

Chairman, Mr. Wm. Kerr, Director of Planning for Richmond,  
Mr. Wm. Neals, Regional Administrator for the  
Federal Ministry of Transport,  
Mr. Ken Johnston, Manager of Airports for the Pacific  
Region Federal Ministry of Transport,  
Mr. Darryl Smith, Manager, Civil Aviation  
Federal Ministry of Transport,  
Mr. G.A. Melvin, Federal Ministry of Transport,  
Mr. Gerard Farry, Greater Vancouver Regional District,  
Mr. T. Droettboom, Vancouver City Planning Department;

AND WHEREAS the said terms of reference for the above committee include operating at a managerial level and dealing with "community" Airport relations;

AND WHEREAS the above committee follows the recurrent pattern in the airport planning process of being heavily weighted with representation from the Federal Ministry of Transport as against little or no representation from the Federal Department of the Environment, and, once again is totally staff constituted;

THEREFORE BE IT RESOLVED THAT if the information submitted above is indeed true, the Vancouver City Council go on record as opposing any further planning processes in regard to the proposed expansion of the Vancouver International Airport unless such relevant committees include equal representation of all relevant governmental agencies including Federal, Provincial, GVRD, and Municipal, and most important of all, members of the public, through inclusion of their duly elected politicians and any recognized citizens' advisory groups on the matter.

- CARRIED UNANIMOUSLY

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ENQUIRIES & OTHER MATTERS

Lighting - Larch Street  
Between 10th & 12th Avenues.

Alderman Bird

referred to a letter circulated from the Kitsilano War Memorial Community Centre concerning the inadequacy of lighting on Larch Street, between 10th and 12th Avenues, and requested a report from the City Engineer. The Deputy Mayor so directed.

Kitsilano War Memorial  
Community Centre.

Alderman Bird

enquired when additions and renovations to the Kitsilano War Memorial Community Centre will be taking place. The Deputy Mayor proposed that the Parks Board be requested to submit a report and provide this information.

The Council adjourned at 4:50 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 7, 1976, adopted on December 14, 1976.

  
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MAYOR

  
\_\_\_\_\_

CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. 1976 Bus Shelters Program

The City Engineer reports as follows:

"In recent years bus shelters have been installed on City streets at transfer points, hospitals and other heavily used bus stops. These shelters are a real benefit to transit users during inclement weather and the 1976-80 Five-Year Capital Plan will provide funds for additional shelters in the future. The 1976 Capital Appropriations Budget provided \$52,000 for the installation of 20 shelters at new transfer points and other bus stops. The locations for these shelters have now been finalized and authorization to proceed with the installation work is required.

I RECOMMEND that:

- (a) The sum of \$52,000 be appropriated from Account 148/7970 for 1976 bus shelters.
- (b) The City Engineer be authorized to carry out the work."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reallocation of Sewers Capital Funds

The City Engineer reports as follows:

"The 1976 Sewers Capital Budget was set up to run from January to December of 1976. We have been advised that the 1977 Capital Budget is not likely to be approved until early in 1977. Therefore, in order to provide for continuity in the work program, it is necessary to reallocate Sewers Capital funds to cover the period until the 1977 Capital Budget has been approved. The required re-allocations, based on project priorities, are as follows:

| <u>Project Description</u>                                 | <u>Account Code</u> | <u>Appropriation Increase</u> | <u>Appropriation Decrease</u> |
|--|---------------------|-------------------------------|-------------------------------|
| (a) Reconstruct Connections & Manholes                     | 111/4302            | \$ 50,000                     |                               |
| (b) T.V. Inspection of Sewers                              | 111/7604            | \$ 10,000                     |                               |
| (c) Heather Street Trunk Relief Sewer                      | 112/7610            |                               | \$750,000                     |
| (d) Charles/Adanac Neighbourhood                           | 112/7615            | \$ 85,000                     |                               |
| (e) Sewer Separation in Kitsilano                          | 115/6216            |                               | \$150,000                     |
| (f) Sewer Separation in the West End                       | 115/6325            |                               | \$200,000                     |
| (g) Sewer Separation Downtown                              | 115/6426            | \$350,000                     |                               |
| (h) Sewer Separation - Area South of North Arm Interceptor | 115/6502            | \$210,000                     |                               |
| (i) Terminal - Thornton to Glen                            | 116/5407            | \$260,000                     |                               |
| (j) 1st Ave. - Glen to Vernon                              | 116/5410            | \$130,000                     |                               |
| (k) Site Investigation for Design Purposes                 | 116/7503            | \$ 5,000                      |                               |
|  | TOTALS              | <u>\$1,100,000</u>            | <u>\$1,100,000*</u>           |

\* Funds necessary for these projects will be re-appropriated in the 1977 Capital Budget. These items are not as high in priority as others included in this list.

The City Engineer RECOMMENDS that Council authorize the reallocation of Sewers Capital Funds as detailed.

The City Manager RECOMMENDS that the foregoing be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1976 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1976 Christmas Carol Ship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

Manager's Report, December 3, 1976 . . . . . (WORKS - 2)

Clause 3 Cont'd

- (a) all applications be approved by Council,
- (b) a rental of 12¢ per foot be charged, and
- (c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

I estimate that the cost of lamps and maintenance for the festoons will amount to 25¢ per foot this year for a total cost of \$600 for the 2500 feet requested by the Committee.

For the past 13 years the Committee has applied for and been given grants in the amount of the actual cost of maintaining the festoons.

I RECOMMEND that the rental of approximately 2500 feet of festoons at the rate of 25¢ per foot to the 1976 Christmas Carol Ship Committee be approved, and

I submit for Council's CONSIDERATION the request from the 1976 Christmas Carol Ship Committee for a grant of up to \$600 for the rental of approximately 2500 feet of festoons. In the event that the actual costs of repairing the festoons and lamps amounts to less than \$600, the rental charge and the grant will be reduced accordingly. The Director of Finance indicates that should City Council approve this grant, funds are available from the Contingency Reserve."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved and submits for CONSIDERATION the application for a grant.

CONSIDERATION:

4. Local Improvement for Street Lighting - Alma Street  
(Schedule 439, Item 9) letter of Mrs. Miriam A. Chamberlain

The Collector of Taxes reports as follows:

"A letter has been filed with the City Clerk regarding the above local improvement initiative project passed at the October 21, 1976, Court of Revision. (Copies of the letter are circulated.)

Mrs. M.A. Chamberlain is one of three property owners affected by the proposed installation of street lighting on Alma Street on the West side from Point Grey Road to a point approximately 286 feet North and on the east side from Point Grey Road to a point approximately 60 feet North of Cameron Ave. Mrs. Chamberlain, as well as one other registered property owner, signed a Notice of Objection and presented it to the Tax Collector's office September 24, 1976. The two signatures satisfied the signature requirement under the Vancouver City Charter but the combined \$42,384 assessed values of the properties was \$734 less than the value needed to defeat the work. When the Tax Office Clerk determined that there was an insufficiency of assessed value, two attempts were made to telephone Mrs. Chamberlain as an office courtesy. There were no answers at the telephone number submitted by Mrs. Chamberlain and no further effort to contact her was made.

At the Court of Revision, October 21, 1976 our report noted "2 out of 3 owners objecting: INSUFFICIENT VALUE." No delegation was made on behalf of the affected property owners and Council passed a motion to proceed with the work.

On October 25, 1976, Mrs. Chamberlain telephoned the City Tax Office and was informed that the project had not been defeated for the reasons outlined. Consequently, she sent in her letter dated October 27, 1976.

The estimated cost of the project is \$2,621, of which the City would pay \$2,379 and the abutting Property Owners \$242. The estimated cost to each of the objecting owners is \$15 per year.

The Deputy City Engineer notes that this street abuts Hastings Mill Park where improved lighting is desirable. He states, however, that if the project had been defeated, he would not have recommended proceeding on special grounds. Due to its near defeat based on the assessed value amounts, Council may wish to reconsider this project.

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Clause 4 Cont'd

If Council does not wish this project to proceed, it should rescind the motion of October 21, 1976 as it applied to Schedule 439, Item 9. This would require a two-thirds vote of members present.

If Council wishes the street lighting to be installed, it should simply receive this report."

The City Manager submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

5. Vancouver City Engineering Department  
Involvement on Granville Island

The City Engineer reports as follows:

"Granville Island is owned and is being redeveloped by Central Mortgage and Housing Corporation (C.M.H.C.). Part of the redevelopment involves the repair or replacement of water and sewer utilities. In addition, a new City sewage pump station is planned to serve this redevelopment as well as Area 10B and Area 6, Phase 2 of False Creek. The City Engineer will report further to Council. regarding this new pump station.

The sewer and watermain on Granville Island are and will remain the property of C.M.H.C., but they are extensions of the City's grid systems and C.M.H.C. representatives have asked the City to undertake the design, construction and repair of Granville Island's mains. The Engineering Department is willing to take on this work if this work is begun shortly since it will not adversely affect the City's own construction programs and because C.M.H.C. representatives have assured the City that C.M.H.C. will bear all of the associated costs.

This work includes the construction of new mains, and the repair or replacement of existing connections meters, hydrants, etc. The cost estimates, including overhead are as follows:

|                 |           |
|-----------------|-----------|
| Waterworks..... | \$235,000 |
| Sewers.....     | \$940,000 |

The City Engineer RECOMMENDS the following:

1. The Engineering Department be given approval to undertake design and construction work for C.M.H.C. on Granville Island under the following conditions:
  - a) C.M.H.C. will bear 100% of the water and sewer work done on Granville Island including the costs of design, materials, installation, inspection, and administration.
  - b) Agreements with C.M.H.C. (satisfactory to the Director of Legal Services) describing this work be obtained."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 534

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Upgrading of Oppenheimer Park

The Director of Planning reports as follows:

"On September 28, 1976, City Council approved in principle the Land Use and N.I.P. Concept Plans for the Oppenheimer Area.

The N.I.P. allocation for Public Open Space is \$95,000. Of this amount, \$75,000 is recommended by the Oppenheimer Area Planning Committee and planning staff, for the upgrading of Oppenheimer Park.

Many discussions have been held in the community between the Oppenheimer Area Planning Committee, Parks Board Staff and other interested groups. In addition, social planning staff have conducted a survey of local activities and preferences and planning staff have solicited public comments on the emerging proposals. A final proposal was presented at a public meeting on June 30 and Parks Board staff are now preparing working drawings, with a work crew scheduled to commence in November, 1976.

The attached cost estimate from Parks Board staff (Appendix I) outlines the estimated expenditures for this project for a total of \$125,580. The Parks Board have agreed to pay all additional costs over and above the \$75,000 N.I.P. allocation.

It has been further agreed by Parks Board that this project be completed prior to May 1977 to accommodate the start of the Japanese Centennial.

Approval for this project has been received from C.M.H.C.

Of the recommended \$75,000 N.I.P. expenditure, cost sharing would be as follows:

|            |     |                   |
|------------|-----|-------------------|
| Federal    | 50% | \$37,500          |
| Provincial | 25% | 18,750            |
| City       | 25% | <u>18,750</u>     |
| TOTAL      |     | \$75,000<br>===== |

The Director of Planning therefore RECOMMENDS:

THAT Council approve a maximum of \$75,000 to be appropriated from the Downtown Eastside N.I.P. budget towards implementing the upgrading of Oppenheimer Park, as per the above cost sharing formula."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

LICENSES AND CLAIMS MATTERSCONSIDERATION:1. December 29, 1976 - Stores Remaining Open Until 9:00 p.m.

The Director of Permits and Licenses reports as follows:

"Letters have been received from the Granville Mall Association, Hudson's Bay Company, T. Eaton Co. Limited, Pacific Centre Limited and Holt, Renfrew & Co. Limited, requesting Council's permission to remain open for business until 9:00 p.m. on Wednesday, December 29, 1976.

The Shops Closing Bylaw permits stores to remain open until 9:00 p.m. on Thursday and Friday and if the stores are required, by statute, to remain closed on any one of these two days, they may remain open until 9:00 p.m. on the Wednesday.

This year stores are required to remain closed on Saturday, January 1, 1977, and since Friday is New Year's Eve, the stores mentioned above plan to close at 6:00 p.m. that day. They point out that late night shopping on New Year's Eve would be unfavourable. It is for this reason they wish to stay open till 9:00 p.m. Wednesday in lieu of staying open until 9:00 p.m. on Friday.

When New Year's Day fell on a Saturday in 1966 stores were only allowed to stay open on Friday until 9:00 p.m. At the request of the Retail Merchants' Association, City Council granted permission for stores to remain open until 9:00 p.m. on the Thursday night rather than Friday night. We have been unable to contact the Retail Merchants' Association to determine if they are in favour of the present request.

Should Council wish to approve the request for stores to remain open until 9:00 p.m. on December 29th, then the Shops Closing Bylaw should be amended to state that when New Year's Day falls on a Saturday, stores may remain open until 9:00 p.m. on Wednesday and Thursday of that week, and close at 6:00 p.m. on the Friday.

The request from the above named stores and Association is submitted to Council for CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 535



Manager's Report, December 3, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

In February 1970, City Council approved the recommendations contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

The apparatus scheduled for replacement are one Pumper Truck and two Quadruple Trucks.

The Fire Chief recommends that:

1. Two 100 foot Aerial Ladder Trucks with additional booster pump capability be purchased as replacements for the two Quadruple Trucks.
2. One Pumper Truck be purchased.

Delivery time quoted by manufacturers is two years for firefighting apparatus. Experience has shown that these units will not be delivered until 1979 if purchasing procedures cannot be carried out until final budget approval is given in April 1977.

History of Quadruple Trucks

The Quadruple Trucks carry 309 feet of ground ladders, assorted lights and small equipment similar to that carried by a City Service Truck. In addition, the Quadruple Trucks carry a limited amount of fire hose and provide booster pumping capability.

The Quadruple Trucks due for replacement were purchased in 1956 and at that time these vehicles were capable of adequate service. However, as was the case for the City Service Trucks, with the increase in buildings of 3 floors or more in the past 10 years, Quadruple Trucks can no longer provide acceptable service due to height limitations of ground ladders carried.

In the report to Council "Fire Department Apparatus Replacement - City Service Trucks" on July 31, 1973, Council approved the Fire Chief's recommendation "to replace City Service Trucks with Aerial Ladder Trucks in order to restore the level of service offered in 1955 and to satisfy the demand for more efficient life saving". The Quadruple Trucks are City Service Trucks with additional pumping capabilities. In keeping with Council's past approvals, it would be consistent to replace the Quadruple Trucks with 100 foot Aerial Ladder Trucks having a 625 GPM pumping capability and hose bed.

Estimated Costs

|  |              |
|--|--------------|
| 2 - 100 foot Aerial Ladder Trucks with 625 GPM booster pumps | \$340,000.00 |
| 1 - Pumper Truck   | 82,000.00    |
| Provincial 7% Sales Tax                                      | 29,540.00    |
| <u>TOTAL COST</u>  | \$451,540.00 |

The Fire Chief recommends:

- A. Two 100 foot Aerial Ladder Trucks and one 1050 GPM Pumper Truck be approved in advance of the 1977 budget.
- B. Funds (estimated to amount to \$451,540.00) be provided in the 1977 Supplementary Capital Budget.

The City Manager RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

Cont'd . . .

Manager's Report, December 3, 1976 . . . . . (FINANCE - 2)

2. Investment Matters (Various Funds) October, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of October, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

| ate  | Type of Security  | Maturity Date | Maturity Value         | Cost                   | Term Days | Annual Yield % |
|------|---|---------------|------------------------|------------------------|-----------|----------------|
|      | <u>Chartered Bank Deposit Receipts and Government Notes</u> |               |                        |                        |           |                |
| t. 1 | Royal Bank of Canada  | Oct. 5/76     | \$13,013,178.08        | \$13,000,000.00        | 4         | 9.25           |
| 1    | Bank of Nova Scotia   | Oct. 5/76     | 1,964,091.23           | 1,962,075.40           | 4         | 9.375          |
| 4    | Bank of Montreal  | Oct. 5/76     | 1,000,219.18           | 1,000,000.00           | 1         | 8.00           |
| 5    | Bank of Montreal  | Oct. 8/76     | 1,493,865.53           | 1,492,700.00           | 3         | 9.50           |
| 5    | Bank of British Columbia                                    | Nov. 17/76    | 4,044,531.51           | 4,000,000.00           | 43        | 9.45           |
| 5    | Bank of British Columbia                                    | Dec. 1/76     | 2,029,764.93           | 2,000,000.00           | 57        | 9.53           |
| 5    | Mercantile Bank of Canada                                   | Mar. 15/77    | 3,127,035.62           | 3,000,000.00           | 161       | 9.60           |
| 5    | Mercantile Bank of Canada                                   | Apr. 15/77    | 5,252,493.15           | 5,000,000.00           | 192       | 9.60           |
| 6    | Banque Canadien Nationale                                   | Nov. 30/76    | 1,500,000.00           | 1,478,940.00           | 55        | 9.45           |
| 8    | Bank of Montreal  | Nov. 1/76     | 1,508,695.89           | 1,500,000.00           | 23        | 9.20           |
| 15   | Canadian Imperial Bank of Comm.                             | Oct. 19/76    | 4,003,726.03           | 4,000,000.00           | 4         | 8.50           |
| 19   | Mercantile Bank of Canada                                   | Mar. 15/77    | 1,038,058.90           | 1,000,000.00           | 147       | 9.45           |
| 19   | Bank of Montreal  | Oct. 21/76    | 499,870.07             | 499,610.00             | 2         | 9.50           |
| 19   | Bank of British Columbia                                    | Nov. 23/76    | 2,000,000.00           | 1,982,190.00           | 35        | 9.37           |
| 19   | Canadian Imperial Bank of Comm.                             | Oct. 27/76    | 497,230.69             | 496,219.22             | 8         | 9.30           |
| 22   | Royal Bank of Canada  | Oct. 25/76    | 1,000,657.53           | 1,000,000.00           | 3         | 8.00           |
| 26   | Royal Bank of Canada  | Oct. 27/76    | 1,000,232.88           | 1,000,000.00           | 1         | 8.50           |
| 27   | Mercantile Bank of Canada                                   | Oct. 28/76    | 1,500,369.86           | 1,500,000.00           | 1         | 9.00           |
| 28   | Mercantile Bank of Canada                                   | Dec. 15/76    | 1,518,345.21           | 1,500,000.00           | 48        | 9.30           |
| 29   | Bank of Montreal  | Nov. 9/76     | 1,002,742.47           | 1,000,000.00           | 11        | 9.10           |
|      |   |               | <u>\$48,995,108.76</u> | <u>\$48,411,734.62</u> |           |                |

2. SINKING FUND TRANSACTIONS (PURCHASES)

| ate    | Type of Security  | Maturity Date | Maturity Value        | Price | Cost                  | Term Yrs/Mos. | Yield % |
|--------|---|---------------|-----------------------|-------|-----------------------|---------------|---------|
|        | <u>Debentures</u>   |               |                       |       |                       |               |         |
| ct. 5  | City of Vancouver 6.0%  | June 15, 1980 | \$ 1,000.00           | 90.45 | \$ 904.50             | 3/8           | 9.10    |
| 6      | City of Vancouver 6.0%  | June 15, 1980 | 20,000.00             | 90.50 | 18,100.00             | 3/8           | 9.10    |
| 7      | City of Vancouver 6.0%  | June 15, 1980 | 3,000.00              | 90.45 | 2,713.50              | 3/8           | 9.10    |
|        |   |               | <u>\$24,000.00</u>    |       | <u>\$21,718.00</u>    |               |         |
|        | <u>Chartered Bank Deposit Receipts &amp; Government Notes</u> |               |                       |       |                       |               |         |
| ct. 21 | Bank of British Columbia                                      | Oct. 22, 1976 | \$1,000,000.00        |       | \$ 999,746.64         | 1             | 9.25    |
| 22     | Canadian Imperial Bank of Commerce                            | Nov. 16, 1976 | 1,000,000.00          |       | 993,704.27            | 25            | 9.25    |
| 27     | Bank of Nova Scotia   | Nov. 4, 1976  | 492,507.24            |       | 491,500.00            | 8             | 9.35    |
| 27     | Mercantile Bank of Canada                                     | May 31, 1977  | 2,639,068.49          |       | 2,500,000.00          | 216           | 9.40    |
|        |   |               | <u>\$5,131,575.73</u> |       | <u>\$4,984,950.91</u> |               |         |
|        |   |               | <u>\$5,155,575.73</u> |       | <u>\$5,006,668.91</u> |               |         |

Cont'd . . .

Manager's Report, December 3, 1976 . . . . . (FINANCE - 3)

Clause #2 continued:

SINKING FUND TRANSACTIONS (SALES)

| te                | Type of Security        | Maturity Date | Maturity Value      | Sale Price          | Cost                | Term Yrs/Mos. | Yield % |
|-------------------|-------------------------|---------------|---------------------|---------------------|---------------------|---------------|---------|
| <u>Debentures</u> |                         |               |                     |                     |                     |               |         |
| t. 21             | City of Vancouver 10.0% | Dec. 16/94    | <u>\$395,000.00</u> | <u>\$391,603.00</u> | <u>\$380,573.00</u> | 18/2          | 10.102  |

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1976

| <u>Type of Security</u> | <u>Par or Maturity Value</u> | <u>Cash or Book Value</u> |
|-------------------------|------------------------------|---------------------------|
| <u>Short Term</u>       |                              |                           |
| Chartered Bank Deposit  |                              |                           |
| Receipts and Government |                              |                           |
| Notes                   | <u>\$86,115,434.85</u>       | <u>\$83,165,149.00</u>    |

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. False Creek Interim Financing Reserve

The following report has been received from the Director of Finance.

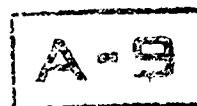
"In 1974 Council approved a recommendation to establish a False Creek Interim Financing Reserve, using \$2,000,000 from the Special Property Sales Reserve (which later became part of the Property Endowment Fund) plus \$1,000,000 from the 1974 Current Surplus on Revenue account. The purpose of the Reserve was to smooth out cash flow problems related to the flow of funds in False Creek from the CMHC loan and other sources. It was also anticipated that the \$3,000,000 might very well have to be the source of funds for financing the parks and open space in False Creek if the 1976-80 (later 1977-81) Five Year Plans for Park purposes failed to receive the approval of the voters. The 1977-81 Five Year Plan, Parks and Recreation portion, that was just turned down by the voters, did contain \$3,000,000 for the False Creek Park.

In view of the failure of the Parks portion of the Five Year Plan, it is now necessary to cancel the 'False Creek Interim Financing Reserve' and specifically appropriate the \$3,000,000 to the False Creek Capital Program. This in no way changes the overall financial picture for False Creek, it merely substitutes one source of funds for another source of funds which will not be available.

I therefore RECOMMEND -

That the 'False Creek Interim Financing Reserve' be cancelled and that the \$3,000,000 be specifically appropriated to the False Creek Capital Budget."

The City Manager RECOMMENDS approval of the RECOMMENDATION of the Director of Finance.



Manager's Report, December 3, 1976 . . . . . (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Leasing of City-owned lots on the West Side of the  
1100 Block McLean Drive to Vancouver School Board

The Supervisor of Property & Insurance reports as follows:

"The property located on the west side of the 1100 block McLean Drive, opposite Britannia High School and legally described as Lots D, E & F, Sub. J, Block 32, D.L. 182, consists of three vacant City-owned lots, each 25'x88' for a total area of 6,600 square feet. The zoning is RM-3.

The Vancouver School Board wish to lease this property for a three-year period. The property is required for a site to accommodate a portable unit for their 'Kumtuks Programme', a school for Indian students.

The School Board requests that the rental be one dollar (\$1.00) per year, the same rental they charge the City of Vancouver for Day Care Centres located on School Board properties.

Recommended that a lease agreement be drawn up between the City of Vancouver and the Vancouver School Board for the above described property; the rental to be one dollar (\$1.00) per annum for a term of 3 years."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Provincial Government Extension Request. Option to Repurchase  
Agreement-property situated north side Keefer Street between  
Heatley and Hawks Avenue (Strathcona Area)

The Supervisor of Property & Insurance reports as follows:

"On July 9, 1974, City Council approved the sale of Lots 25-29, Block 76, D.L. 181, Plan 196 to the Provincial Government and the City retained an option agreement to repurchase the lands at the net sale price if construction (pouring of concrete foundation) did not take place by April 30, 1976. The City had three months from that date in which to exercise its option.

Due to changing financial policies regarding these particular lots, which are part of the Strathcona Infill Housing Programme, the Provincial Department of Housing requested an extension to the option as it appeared unlikely that construction would commence by the April 30th deadline. Accordingly, on May 4, 1976 Council approved an extension to December 31, 1976 with three months from that date in which to exercise the option.

The Provincial Department of Housing has now requested a further extension to the foregoing option as the architect has advised the December 31st deadline cannot be met. However, it is expected construction will commence in January 1977 and that this will be the last extension required.

cont'd.....

Manager's Report, December 3, 1976 . . . . . (PROPERTIES - 2)

Clause #2 continued:

It is recommended that the Provincial Government be granted an extension to the option held by the City from December 31, 1976 to April 30, 1977 subject to any documentation deemed necessary by the Director of Legal Services; the City to have three months from that date in which to exercise its option."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Expropriation for Knight Street widening. West 7 feet of property at 4270 Knight St.

The Supervisor of Property and Insurance reports as follows:

"The widening and improvement of Knight Street, including the installation of permanent paving between King Edward Avenue and 33rd Avenue was proceeded under the 1974 Paving Programme. To complete the required 80 feet road allowances, negotiations were entered into with the owners of 35 properties to acquire the required widening strips, including outright purchase of the two flanking properties.

Following negotiations, settlement was reached with 33 owners. The widening strips of two properties were finally expropriated and one owner subsequently agreed to a settlement. The basis of settlement with the 34 owners was \$2.00 a square foot for loss of land subject to the City repairing lawn damage, relocation of fences and construction of retaining walls.

The one remaining widening strip still to be acquired is the west seven feet of Lot 1, Block 1 of the South Part of Blocks 1 and 3, District Lot 352. On February 5, 1974, Council confirmed the final offer of \$424.20 for this widening strip and repair of lawn damage. Discussions with this owner were carried out after expropriation in an attempt to work out a mutual settlement but were not successful.

The owner was firmly opposed to arbitration and was up till now not willing to appoint legal counsel to settle his claims, consequently, the matter was left in abeyance.

The widening of Knight Street in this block has been completed. The gravel walkway in front of this property which would be located over the seven foot strip has not been finished.

On November 17, 1976, in a letter addressed to the City Clerk, Mr. B. J. Pettenuzzo, Barrister & Solicitor advised that he was now acting for the owner of Lot 1. He indicated that his client intended to erect barriers on the seven foot strip (which would create an exceedingly dangerous situation for pedestrians) and requested early resumption of negotiations. Following discussions with Mr. Pettenuzzo, he advises that his client is prepared to convey the seven foot strip to the City for the sum of \$1,400.00 inclusive of all claims and legal fees.

This settlement was discussed with the City Engineer (Streets) and the Law Department who concur that settlement of the claim on this basis would be in the best interest of both the City and the owner.

It is recommended that the Supervisor of Property & Insurance be authorised to acquire the west seven feet of Lot 1, Block 1 of the South Part of Blocks 1 & 3, D.L. 352 for the sum of \$1,400.00 inclusive of all claims and legal fees."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

MANAGER'S REPORT

November 24, 1976

TO: Vancouver City Council

SUBJECT: 1222 Hamilton Street -  
Development Permit Application #75167

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Development Permit Application #75167 was filed on August 25, 1976 by Mr. D.J. Collet, on behalf of Club Baths in Canada, to carry out interior and exterior alterations to the second and third floors of this existing 3 storey building and to change the present use from warehouse to a HEALTH CLUB, providing steam-bath, sauna and other exercising facilities to members.

In addition, 61 cubicles, each measuring approximately 38 sq. ft. is to be provided on both floors.

This 3 storey plus basement building fills the site, has a restaurant/cabaret on the main and basement floors and is located on the east side of Hamilton Street between Davie and Drake Streets. The zone is DD (Downtown).

Attached for the information of City Council, are the minutes of the Development Permit Staff Committee meeting of September 29, 1976, and the minutes of the Director of Planning's Development Permit Meeting of October 4, 1976 and October 12, 1976

Several meetings regarding this application have taken place between the applicants and members of the Planning, Health and Social Planning Departments. At these meetings, representatives of the applicants have acknowledged that this would not be purely a steam bath operation but was intended to facilitate contact between male homosexuals and to provide facilities for sexual activity.

The Medical Health Officer has expressed strong concern that such commercially sponsored large scale promiscuous homosexual contact is likely to aggravate an already difficult venereal disease problem.

The Social Planning Department had the following comments:

'The Director of Social Planning has no objection to this application on the basis of information presently available to us.'

The Planning Department has been in contact with other major Canadian cities and found none that had specific regulations governing such operations.

Because this matter is likely to be of particular concern to City Council, particularly regarding the strong objections of the Medical Health Officer, and on the advice also of the Director of Legal Services who is concerned about certain jurisdictional matters, it is referred to Council for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION THIS DAY: Mr. D. J. Collet  
Mr. F. Kranz

FOR COUNCIL ACTION SEE PAGE(S) 536.....

MANAGER'S REPORT

December 1, 1976

TO: Vancouver City Council

SUBJECT: Detailed Design and Cost Estimates for development of  
Shaughnessy, Gladstone and Elliott Street-End Mini-Parks

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I. BACKGROUND

On August 31, 1976, Council endorsed in principle the proposals contained in the City Manager's report dated August 27, 1976, for the development of the Shaughnessy, Elliott and Gladstone Street-End Mini-Parks. This report will deal with the following recommendation:

- '4. THAT City Council instruct the Director of Planning, in consultation with Parks Board staff and City Engineering Department, to prepare detailed working drawings and to report back on detailed project costs and sources of funding which would include City funds available in the North Arm Fraser Access Account #550-7901.'

Council, on September 21, 1976, approved this project for L.I.P. funding. Due to the time constraints imposed on the implementation of L.I.P. projects, by the Department of Manpower and Immigration, it is necessary to report to Council at this time, prior to final completion of design details (i.e. construction drawings, etc.) which will be subject of a subsequent report.

The Planning Department, in consultation with the City Engineering Department, Parks Board, and North Fraser Harbour Commissioners, reviewed the preliminary designs for the Street-End Mini-Parks Project and generally agreed that they should be refined to provide more access and strongly reflect the character of the river.

Refinement in the designs resulted in a slightly more capital-intensive project for the Elliott and Gladstone Street-End development (see Appendix I). However, further investigation revealed that construction of a pathway on the City-owned land between Gladstone and Elliott Street-Ends is feasible and afforded substantial advantages to this project.

II. DISCUSSION

The Director of Planning proposes that a footpath connecting Gladstone and Elliott Street-Ends be constructed on-grade, as an interim use of the City-owned lands until such time as the ultimate use of this area is fully resolved and developed accordingly. (See Appendix II) Some selective clearing and general clean-up of this area could also be undertaken in this project. This proposal is consistent with Council's interim policy guidelines (September 24, 1976) for the development of street-end parks, walkways, viewpoints, etc. in a few selected locations.

Traditionally, Vancouver has not viewed the Fraser River as a recreational resource, and consequently the development of this type of recreational amenity (particularly east of Angus Drive) has been largely restricted by the industrial development and the availability of suitable site(s). It is considered that the addition of the Gladstone-Elliott pathway connector will enhance the benefits of this project to the City in the following ways:

- (1) Provide citizens with a unique recreational amenity in the eastern portion of the City while continuing to derive revenue from the upland leases for City-owned lands between Gladstone and Elliott Streets;
- (2) Take advantage of one of the few, if not the last, opportunities for providing access to an area of the river foreshore (east of Angus Drive) in its natural state; and
- (3) Upgrade City-owned lands located in close proximity to existing residential development.

The City-owned land between Gladstone and Elliott Street Ends is currently leased on a monthly basis to Stradiotti Bros. Ltd. & F.R. Sandry (See Appendix III). The Lessees, by reason of leasing the property from the City, acquire first rights to lease the water-lots from the NFHC for the purpose of log storage. It is considered that construction of the Gladstone-Elliott pathway connector, as an interim use, would not unduly conflict with the activities of the lessees -- hence there is no reason for the City to cancel these leases at this time. However, a suitable arrangement should be negotiated between the City and the lessees, and failing agreement being reached the lease(s) should be cancelled. (Rental per annum totals \$14,449.92).

#### City Engineer's Comments

The intention of the proposed connection is to provide an informal pathway linking the Elliott and Gladstone Street End parks. If in future, the South Kent Avenue alignment is extended east from Gladstone to Elliott, the pathway must be relocated to the south and constructed along with the roadway (if it is considered desirable to retain the pedestrian link).

### III. PROJECT COST

Estimated total project cost for Street End Mini-Park based on detailed drawings attached as Appendices I and II is as follows:

|                           |                      |
|---------------------------|----------------------|
| Shaughnessy Street End    | \$23,775             |
| Gladstone                 | 25,750               |
| Elliott                   | 22,100               |
| Gladstone/Elliott pathway | 31,159               |
| Contingency (14%)         | <u>17,000</u>        |
| <br>TOTAL COST            | <br><u>\$119,784</u> |

A detailed breakdown of costs is attached as Appendix IV.

It is noted that the total project cost of \$119,784 is an estimated figure and includes the employment of ten L.I.P. workers. To ensure that this project stays within budget, it is considered that authority should be given to staff to make certain alterations to design as may be required.

### IV. SOURCE OF FUNDS

#### A. City Share

City funds available for Street End Mini-Parks Project include:

- (1) Unallocated monies in North Arm Fraser Public Access Fund (Account #550-7901) for the amount of \$31,000.
- (2) City share of L.I.P. project in the amount of \$6,792.

#### B. L.I.P. Funds

Approval of L.I.P. Street Mini-Parks Project has been received from Department of Manpower and Immigration in the amount of \$44,200.



### C. North Fraser Harbour Commission

Discussions with the Port Manager of North Fraser Harbour Commissioners regarding design concept and structures have indicated that he is prepared to recommend to the NFHC that the proposed development be approved and water-lot leases be issued subject to the normal requirements in such matters. A formal application for funding will be made to the North Fraser Harbour Commissioners, subject to Council's approval of the Street End Mini-Parks Project.

### D. Provincial Government

The Director of Planning indicated in the City Manager's report dated September 16, 1976 that Provincial funding would not be available from the Community Recreation Facilities Fund this year. Council was further advised that 1/3 provincial funding for designated priority projects could be provided if there was a GVRD By-law designating a North Fraser Recreation Corridor, encompassing the proposed North Fraser Recreation Projects as part of an official park plan. Discussions with the GVRD have revealed, however, that a draft GVRD By-law will not be completed this year. Further, it is improbable that subsequent approval of this By-law will be obtained before the street end projects are well underway. In order that the L.I.P. funding for this project be not jeopardized (implementation of the Street End Mini-Parks Project must normally commence by January 31, 1977), it is considered that this project should proceed on the basis of the approved L.I.P. grant, City funds and NFHC funding; and that Council, through representation on the North Fraser Recreation Policy Committee, continue to urge the Provincial Government to share in the funding of this project.

From the above, the source and distribution of funding is as follows:

|                                     |                 |                  |
|-------------------------------------|-----------------|------------------|
| <u>TOTAL PROJECT COST</u>           |                 | <u>\$119,784</u> |
| Less L.I.P. Grant (approved)        |                 | <u>\$ 44,200</u> |
| Costs to be shared equally          |                 | \$ 75,584        |
| (1) City of Vancouver               | \$37,792        |                  |
| Account #550-7901                   | \$31,000        |                  |
| City Share L.I.P. Grant             | \$ 6,792        |                  |
| (2) North Fraser Harbour Commission | <u>\$37,792</u> | <u>\$75,584</u>  |

### V. City Engineer's Comments

Design details for the Shaughnessy and Gladstone Street parks are acceptable subject to completion and approval of design details in accordance with recognized engineering standards. These details will be finalized during completion of the working drawings which have not as yet been initiated. There is, however, a problem with the Elliott Street park which was identified in the report to Council dated August 27, 1976, and has not been resolved satisfactorily. Construction of structures on the C.P.R. railroad right-of-way and proposed road alignment cannot be permitted and therefore, the concept plan must be revised accordingly before authorization to proceed with the preparation of working drawings and implementation can be granted. As relocation of the structures to the south will result in an improved view of the river (view to the east is inhibited by a dyke with the present concept), there should be no opposition to this revision.

The street ends are in the care and custody of the City and are administered by the City Engineer. Maintenance of the street end parks will be provided for in the Streets Maintenance budget. Actual construction and maintenance will be carried out by the Parks Board as is the case with other similar areas.

## VI. RECOMMENDATIONS

The Director of Planning RECOMMENDS that City Council:

- (1) Approve the Street End Mini-Parks Project and authorize civic staff to alter details of design and construction as necessary to meet requirements of the City Engineer, Ministry of Transport and North Fraser Harbour Commission. The pedestrian pathway between Elliott and Gladstone Streets is to be relocated if South Kent Avenue is extended in that area in the future.
- (2) Approve funding for the Street End Mini-Parks in accordance with the cost sharing agreement outlined in this report.
- (3) Instruct the City Engineer and the Parks Board to proceed with the program of implementation.
- (4) Approve the balance of City funds for the Street End Mini-Parks Project being allocated from North Fraser Public Access Fund, Account #550-7901, in the amount of \$31,000 (thirty-one thousand dollars).
- (5) Make formal application to the North Fraser Harbour Commissioners for approval of the Street End Mini-Parks Project and equal cost sharing for this project in the amount of \$37,792 (thirty-seven thousand, seven hundred and ninety-two dollars).
- (7) Instruct the City Engineer to make application to the North Fraser Harbour Commission to lease the water lots adjacent to the Shaughnessy and Gladstone Street ends and seek approval for an additional use in the existing water lot lease adjacent to Elliott Street.
- (8) Instruct and Supervisor of Property and Insurance to negotiate a suitable arrangement between the City and lessees for City lands located between the Gladstone and Elliott Street Ends south of North Kent, the failing an agreement being reached the lease(s) be cancelled.
- (9) Instruct the City Engineer to report back on anticipated maintenance costs to be included in the 1977 Streets Maintenance Budget as there has not been time to estimate this as yet."

The City Manager recommends that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

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MANAGER'S REPORT

November 23, 1976

TO: Vancouver City Council

SUBJECT: Cedar Cottage, Kitsilano and Mt. Pleasant N.I.P.:  
Budget and Staff Alterations

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend budget and staff alterations re the Cedar Cottage, Kitsilano and Mt. Pleasant Neighbourhood Improvement Programs (N.I.P.).

II CURRENT SITUATION: CEDAR COTTAGE, KITSILANO AND MT. PLEASANT N.I.P.

1. Cedar Cottage

The Cedar Cottage N.I.P. is a 1974 program; nearly all of the Implementation Stage projects are completed, and the balance of N.I.P. funds will be committed by December 31, 1976. The budget for the administration of this program expires on December 31, 1976.

A Planning Assistant III and a Clerk-Typist are assigned to this program, and are located in a Site Office in the community. A Planner II, operating from the Mt. Pleasant Site Office provides supervision. A R.R.A.P. Promoter (who provides information to the public on the complementary Residential Rehabilitation Assistance Program) works 25 percent of his time in Cedar Cottage (and 75 percent in Mt. Pleasant). All positions are temporary.

2. Kitsilano

The Kitsilano N.I.P. is also a 1974 program; and, similar to Cedar Cottage, nearly all of the Implementation Stage projects are completed, with the balance of N.I.P. funds to be committed by December 31, 1976. The budget for the administration of this program expires on December 31, 1976.

A Site Office Co-ordinator, a Clerk-Typist and a R.R.A.P. Promoter are assigned to this Program, and are located in a Site Office in the community. All positions are temporary.

3. Mt. Pleasant

The Mt. Pleasant N.I.P. is a 1975 program. The Concept Plan, which specified the types of improvements required and allocated monies within the balance of the N.I.P. funds to achieve those objectives, was adopted by Council on September 28, 1976. The budget for the administration of the planning stage of this program expires on December 31, 1976.

A Planner II (who provides some supervision to the Cedar Cottage N.I.P.), a Planning Assistant III, and a R.R.A.P. Promoter (who works 75 percent of his time in Mt. Pleasant and 25 percent in Cedar Cottage) are assigned to this program, and are located in a Site Office in the community. All positions are temporary. A temporary Clerk-typist was assigned to this program, but the position was terminated on August 31, 1976, when the incumbent returned to school.

III PROPOSED BUDGET AND STAFF ALTERATIONS

The following budget and staff alterations are recommended to provide for the continued effective administration of the above-noted N.I.P. programs:

1. Extend Cedar Cottage Planning Assistant III and Kitsilano Site Office Co-ordinator to October 31, 1977, and provide budgets for final phase of Implementation Stage.

This is to ensure that the community will be consulted on the final implementation items and to ensure that the projects are completed in accordance with Council direction. This staff could be diverted to 1977 N.I.P. areas selected by Council and approved by senior governments.

2. Confirm the termination of the temporary Clerk-Typist (Kitsilano) and Clerk-Typist (Cedar Cottage) positions, effective December 31, 1976.
3. Confirm the closing of the Cedar Cottage and Kitsilano Site Office, effective December 31, 1976.

Continued intensive resident participation will not be required as both of these programs are in the final phase of the Implementation Stage.

4. Extend Mt. Pleasant Planner II, Planning Assistant III and Implementation Stage budget to December 31, 1977.

This to ensure the effective administration of the first year of the Implementation Stage. A portion (20%) of the Planner II salary for 10 months should be included in the Cedar Cottage budget for supervision in the final phase of the Cedar Cottage Implementation Stage.

5. Establish a Clerk-Typist II (temporary) position for the Mt. Pleasant N.I.P. program for the period January 1 to December 31, 1977.

These Promoters should continue to be budgeted from the N.I.P. programs. This function should be reviewed prior to July 31, 1977, with consideration given to the availability of R.R.A.P. funds. It should be noted that intensive R.R.A.P. promotion has been extremely effective in enabling Vancouver to obtain maximum benefit from this program.

On October 12, 1976, the Federal government informed the City that C.M.H.C. is prepared to approve all R.R.A.P. applications on hand as of October 8, 1976. Applications received after October 8 would be processed on the understanding that approval by C.M.H.C. of such applications would be subject to 1977 fund allocations. In further discussion with C.M.H.C. officials it has been noted that, in fact, the 1977 budget may only be sufficient to meet the backlog of applications taken in 1976.

#### IV RECOMMENDATIONS

It should be noted that the temporary staff assigned to Cedar Cottage are budgeted until the end of the program, i.e. October 31, 1977. It is the intention of transferring these staff to new positions which may be created as part of 1977 N.I.P. programs. These staff could be transferred to Local Area Planning programs if Council is prepared to undertake 100% of the staff costs. This has not been assumed in the report.

Methods of providing planning services and Local Area Planning programs to both N.I.P. - eligible areas and areas not eligible for N.I.P. will be the subject of discussion with City Council in the new year.

Therefore, the Director of Planning RECOMMENDS:

- (1) THAT the temporary Planning Assistant III (Cedar Cottage) position, scheduled to be terminated on December 31, 1976, be extended to October 31, 1977.
- (2) THAT the Cedar Cottage N.I.P. Implementation Stage Budget from January 1 to October 31, 1977, contained in Appendix I, be approved. (Funds for this budget are available within existing Cedar Cottage Planning Stage and Implementation Stage Administration Accounts).
- (3) THAT the temporary Site Office Co-ordinator (Kitsilano) position, scheduled to be terminated on December 31, 1976, be extended to October 31, 1977.
- (4) THAT the Kitsilano N.I.P. Implementation Stage Budget from January 1 to October 31, 1977, contained in Appendix II, be approved. (Funds for this budget are available within existing Kitsilano Planning Stage and Implementation Stage Administration accounts).

- (5) THAT the termination of the temporary Clerk-Typist (Cedar Cottage) and temporary Clerk-Typist (Kitsilano) positions be confirmed, effective December 31, 1976.
- (6) THAT the closing of the Cedar Cottage and Kitsilano Site Offices be confirmed, effective December 31, 1976.
- (7) THAT the temporary Planner II (Mt. Pleasant) and the temporary Planning Assistant III (Mt. Pleasant) positions, scheduled to be terminated on December 31, 1976, be extended to December 31, 1977.
- (8) THAT the creation of a temporary Clerk-Typist (Mt. Pleasant) position (January 1 to December 31, 1977) be approved. This position is costshareable, and funding is available within this N.I.P. program.
- (9) THAT the Mt. Pleasant N.I.P. Implementation Stage Budget from January 1 to December 31, 1977, contained in Appendix III be approved. (Funds for this budget are available within the Mt. Pleasant N.I.P. Overall Budget).
- (10) THAT the temporary Cedar Cottage/Mt. Pleasant and temporary Kitsilano R.R.A.P. Promoter positions, scheduled to be terminated on December 31, 1976, be extended to July 31, 1977, FURTHER THAT should the Federal government make an announcement prior to July 31, 1977, which affects the R.R.A.P. funding arrangements, the Director of Planning be instructed to report back."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

November 25, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 25, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce (Items 7 and 8)  
Alderman Cowie  
Alderman Rankin

CLERK: E. Bowie

The Minutes of the meeting of October 28, 1976, were adopted.

INFORMATION:

1. Fire Alarm Upgrading Order  
1765 West 8th Avenue (Mr. F. Berger)  
Fire By-law

The Committee had for consideration a Manager's Report dated November 2, 1976, (on file in the City Clerk's Office) in which the Fire Chief and the Director of Permits and Licenses reported on the cost of upgrading the fire alarm system at 1765 West 8th Avenue. The Electrical Inspection Division of the Department of Permits and Licenses inspected the premises and estimated the cost of upgrading to be \$783.56. Mr. Berger spoke to the Committee and stated that one of the reasons that the building had not been demolished was the assurance given by him to an elderly tenant that she would never have to move. He stated that this tenant was now deceased and it seemed illogical to spend this amount of money to upgrade a building which could shortly be demolished. Also he had been told that the alarm system would have to be hooked up to an AC source. He stated that all the circuits are in use and a separate breaker would be required. He further stated that the furnace room was equipped with two sprinklers and questioned the reason for the installation of three heat detectors.

It was pointed out to Mr. Berger by Fire Chief Konig that a separate circuit would not be required to wire the alarm system as the power use for the alarm would be negligible.

The Committee explained to Mr. Berger that these requirements for upgrading were Provincial regulations and that the Committee or the Council had no authority to down-grade these regulations. As this building is being upgraded to minimum standards only Mr. Berger would have to comply as instructed.

After further discussion the Committee

RESOLVED,

- A. THAT Mr. Berger be instructed to upgrade the fire alarm system at 1765 West 8th Avenue to bring the building up to the minimum standard required by the Provincial Fire Marshal.
  - B. THAT the Fire Chief be requested to look into the matter of the installation of heat detectors in the furnace room.
2. Progress Report on Enforcement of Lodging House By-law  
(The Royal Rooms, Wicklow Hotel, Ohio Rooms)

The Committee had before it for consideration a Manager's Report dated November 18, 1976, (on file in the City Clerk's Office) in which the Medical Health Officer reported on the progress of the enforcement of the Lodging House By-law at the following three locations:

The Royal Rooms, 237 Main Street

Plumbing repairs have been carried out, however the system is malfunctioning

Cont'd . . .

Clause 2 Cont'd

and the plumbing contractor is presently carrying out repairs. The problem has not been rectified to date. The heating system has been replaced, but is functioning only marginally. The owner is proceeding with legal action to have the contractor carry out the necessary repairs.

The owner and operator have been advised that issuance of further permits is dependent upon satisfactory repair of the plumbing and heating systems.

Wicklow Hotel, 1516 Powell Street

These premises remain vacant and are secured against anyone entering or using space. The only personnel on the premises will be the owner, Mr. J. Reardon, and two or three assistants to ensure safety against vandalism. There has been no changes or renovations attempted. Court action is continuing.

Ohio Rooms, 245 Powell Street

Renovations proceeding at a satisfactory rate. Present permit is to November 30, 1976, but a full permit will be issued if repairs and upgrading continue at the present rate.

The Committee

RESOLVED,

THAT the report of the City Manager dated November 18, 1976, be received for information.

3. 1168 East Hastings Street  
Standards of Maintenance By-law

Mr. E. Ford of the Department of Permits and Licenses reported that all matters relating to the building at the above address have been complied with.

The Committee

RESOLVED,

THAT the verbal report on the premises at 1168 East Hastings Street be received for information.

4. Closure of Cordova Rooms, 56 East Cordova Street

The Committee had for consideration a Manager's Report dated November 18, 1976, (on file in the City Clerk's Office) in which the Medical Health Officer stated that the Health Department had received a letter from Hood, Joe, & Chong, lawyers representing the Cordova Rooms, stating that their client, Mr. Wing Jan Jung, operator of the Cordova Rooms, was ceasing operation as of December 31, 1976.

If this operation were to close it would mean a loss of 35 sleeping units and one 5-room housekeeping unit.

Mr. Morgan, Director of Environmental Health, reported that as of November 25, 1976, notice had been received that the Cordova Rooms would remain in operation and that the operator, Mr. Jung, had reduced the rent and intends to comply with the Order to upgrade these premises in compliance with the Lodging House By-law.

He also stated that there are three other premises in the downtown eastside area affecting 80 rooms that have indicated they will cease operation on January 1, 1977. It was pointed out by Mr. Morgan that there is a 25% vacancy rate in hotels in the downtown eastside and some operators are not complying with the necessary upgrading.

Report to Council  
Standing Committee of Council  
on Housing and Environment  
November 25, 1976 . . . . . 3

Clause 4 Cont'd

Following discussion the Committee

RESOLVED,

- A. THAT the report of the City Manager dated November 18, 1976, be received for information.
- B. THAT the Director of Environmental Health report back to the Committee on the compliance of the Cordova Rooms to the upgrading of their premises as per the Lodging House By-law.
- C. THAT the Director of Environmental Health report verbally to the Committee on the three premises which have indicated they will cease operation on January 1, 1977.

RECOMMENDATION:

- 5. Hotel Metrople, 320 Abbott Street  
Citizens' Complaint re Noise

The Committee had for consideration a Manager's Report dated November 1, 1976, (copy circulated) in which the City Engineer reported that at the Standing Committee on Housing and Environment Meeting of 2 September, 1976, the City Engineer was instructed to investigate and report back to the Committee on the introduction of a system confining garbage pickups in the residential areas of the downtown core to the periods early evening to midnight and early morning after 6:00 a.m.

Because of the extreme daytime traffic congestion in the downtown lanes the City operates a night shift garbage collection in the Central Business District. This shift operates between 10:30 p.m. and 7:00 a.m. The private haulers also find it necessary to work at night. In some places, and the lane at Hotel Metrople, 320 Abbott, is an example, illegal parking in the lanes inhibits the use of the lane until after 2 a.m. The garbage collection crews therefore find that if they wait until after 2 a.m. these lanes are clear, and the work can be performed quickly and without delay.

If parking in certain of the lanes, such as at the Hotel Metrople, is controlled to permit truck access prior to midnight, the garbage can be removed before that time. The Police Department advises that they presently ticket illegally parked cars which are found in lanes, and tow away vehicles which block lanes to fire truck access.

Following discussion the Committee

RECOMMENDED,

- A. THAT the City's garbage collection night-shift operation be continued as at present.
- B. THAT the Police Department be advised that illegal parking in certain downtown lanes is preventing collection of garbage before 12 midnight and that vehicles which block passage by garbage trucks in these lanes should be removed.

INFORMATION:

- 6. Clarification of Recommendations to City Council re  
Fire By-law Amendments

The Committee had for consideration a brief presented by:



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November 25, 1976 . . . . .

Clause 6 Cont'd

Committee of Tenants, 1101 Nicola Street  
Apartment Tenant Owners Association  
Apartment and Lodging House Association  
Rental Housing Council of B.C.

in which was presented the following recommendations:

- "a. Allow an appeal against an order of the Fire Chief on the grounds of both the National Codes and as provided for in them, but also providing for relaxation where literal enforcement would result in unreasonable hardships;
- b. Allow either the building owner or tenants an opportunity to place an appeal, within 60 days of receiving an order;
- c. Define precisely the buildings to which the By-law applies and which, if any, are exempt;
- d. Define precisely who is legally responsible for executing order. "Occupants" is too vague and could include tenants."

The Committee also considered a memorandum from the Fire Chief on 'Recommendations to City Council re Fire By-law Amendments In Brief Submitted By Tenants & Owners Committees' (copies on file in the City Clerk's Office).

A member of the Committee requested the Fire Chief to contact various builders and contractors to obtain prices on typical renovations required to upgrade buildings to the standards of the Fire By-law.

Following discussion the Committee

RESOLVED,

- A. THAT the brief submitted by the Committees of Tenants & Owners and the memorandum submitted by the Fire Chief be received for information.
- B. THAT the Fire Chief be instructed to obtain prices from various builders and contractors for typical renovations to comply with the regulations of the Fire By-law, i.e. installation of enclosed stairways, fire doors, sprinkler systems, etc., to assist the Committee in evaluation of future upgradings and to report back to the Committee as soon as possible.

7. Equitable Distribution of Renovation Costs to Apartment Buildings: Fire By-law

The Committee had before it for consideration an exchange of correspondence between the Chairman and Mr. J. Brewin, former Chairman of the Rent Review Commission, (copies on file in the City Clerk's Office).

Mr. B.W. McCulloch and Mr. Patterson of the Rent Review Commission were in attendance at the meeting. The Chairman introduced a letter from Mr. Allan MacLean of the Vancouver Community Legal Assistance Society in regard to Section 28 of the Landlord and Tenant Act which deals with renovation rent increases (copy attached).

Mr. McCulloch stated that the Rent Review Commission has presented proposals to the Cabinet but that it is not at liberty to say what these proposals are at the present time. There is a case before the Commission currently which raises the points put forward in the Vancouver Community Legal Assistance Society letter. Some of the concerns of the Society would require changes to the legislation. Mr. Gardom has stated that no action would be taken before the next session of the House.

The Honourable R. Mair, Minister of Consumer Services is now the Minister responsible for the Rent Review Commission. He has been briefed on the outstanding

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November 25, 1976 . . . . . 5

Clause 7 Cont'd

issues and is attempting to learn more about rent controls and application of the Fire By-law and has made no decisions as yet.

The Committee considered the City should provide the Minister with some background information. It was agreed the Finance Department be instructed to provide the Committee with information on the amount an owner can write-off, (e.g. savings for fire insurance, income tax, and capital gains and on the necessity of upgrading buildings). When this information is available the Committee should make representation to Mr. Mair expressing its concerns and suggestions on what an equitable sharing of the 12% allowable increases in rent for renovations should be. The Committee does not feel that tenants should have to pay for renovations which are required under the Fire By-law or any other applicable by-laws.

Mr. Patterson said that the Rent Review Commission is studying alternative formulae and methods of financing improvements. He outlined what other Provinces are doing when dealing with rent controls and will forward this information to the Chairman for analysis by the Finance Department.

RESOLVED,

- A. THAT the Director of Finance be requested to study information on methods owners can use to write-down improvements and report to the Committee what would be an equitable sharing of the 12% allowable rent increases for renovations.
- B. THAT the Chairman write to The Honourable R. Mair advising him of the City's concerns with respect to the equitable distribution of renovation costs, stating that our Finance Department will be studying alternative formulae and methods of financing improvements to ascertain an equitable sharing of the 12%, and requesting an opportunity to bring forward the Committee's concerns at a meeting in the near future.

8. Chairman's Progress Report

The Committee had before it the Chairman's report (on file in the City Clerk's Office) on the progress of the Standing Committee of Council on Housing and Environment over the last two years.

The Chairman noted his recommendations as follows:

- a. Adopt a housing plan after suitable discussion and dialogue.
- b. The housing function and responsibilities of the various officials at City Hall should be clarified.
- c. New construction goals for 1977 and 1978 should be set out for seniors, family and specialty housing.
- d. The Director of Legal Services should be preparing a report on the new By-law Enforcement Prosecutor who has been hired. Effective and appropriate ways to enforce our various housing and environment by-laws should be discussed. In particular, a Municipal By-law Court should be in operation in 1977.
- e. With reference to environmental matters Council should keep a very careful and critical watch on the proposed airport expansion.

Other areas that are going to have to be actively considered by a new Council are:

- (i) The need for a movement of goods study.
- (ii) Recycling of garbage and energy conservation will play an increasingly more important role.

Cont'd . . .

Report to Council  
Standing Committee of Council  
on Housing and Environment  
November 25, 1976 . . . . . 6

Clause 8 Cont'd

The Committee

RESOLVED,

THAT the progress report of the Chairman of the Housing and  
Environment Committee be received and referred to the new  
Housing Committee of Council.

The meeting adjourned at approximately 2:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 537

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 25, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, November 25, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION

1. Good Stuff Games - Grant Request

The Committee had for consideration a Manager's report dated November 15, 1976 (copy circulated) outlining a grant request from Good Stuff Games for \$327.47 to cover the cost of installation of bleachers by the Park Board at "the world's largest backgammon game" held on Granville Island on September 18, 1976. Profits of \$1,000.00 from the sale of refreshments and passing the hat were to be donated to the Children's Hospital.

The Director of Social Planning did not support this grant request and reported as follows:

"The applicant is not a Non-Profit Society and the request is to cover a deficit knowingly incurred. It is assumed that persons who gave donations to Good Stuff Games did so on the understanding that 100% of their contributions would be forwarded to the Children's Hospital. Therefore, I feel that Good Stuff Games should deliver the entire proceeds to the Children's Hospital and that the cost of the bleachers be absorbed by this Company as a promotional expense."

Mr. Pozer of Good Stuff Games stated that he felt the commercial aspect had been played up too much and that they had announced that profits in the amount of \$1,000.00 would go to the Children's Hospital. If the City did not approve the grant the \$327.47 would have to be deducted from the \$1,000.00 leaving only \$673.00 to be given to the Children's Hospital.

A motion to approve the grant was put and lost. The Committee took no further action on the matter.

RECOMMENDATION

2. Vancouver Bach Choir - Grant Request

The Committee considered a letter dated November 10, 1976 (copy circulated) from the Vancouver Bach Choir requesting that they be given an opportunity to appeal the decision of Council of October 5, 1976 approving a grant equal to the rental of the Queen Elizabeth Theatre for one evening.

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
November 25, 1976

Clause #2 continued:

Representatives of the Vancouver Bach Choir stated that they were confused when making their presentation to Council and did not make it clear that because they are doing "The Messiah" this year, it would require four nights rental of the Queen Elizabeth Theatre instead of the one night rental that they usually request. "The Messiah" is very popular and the number of people wishing to see it requires that they give additional performances to accommodate them, although this increases their expenses.

Following discussion it was

RECOMMENDED

THAT City Council grant one night's additional free rental of the Queen Elizabeth Theatre to the Vancouver Bach Choir.

The meeting adjourned at approximately 2:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 537

III

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

November 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 25, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt

CLERK TO THE  
COMMITTEE : M.L. Cross

INFORMATION1. Status of Rezoning Applications

The Committee considered a memorandum dated November 4, 1976 (on file in the City Clerk's office) from Mr. H. Schesser, Zoning Division, Planning Department forwarding the monthly status of rezoning applications as of October 31, 1976.

## RESOLVED:

THAT the monthly status report of rezoning applications as of October 31, 1976 be received.

2. Status Report on Major Development Proposals

At the informal meeting of members of Council and members of the Development Permit Board/Panel on October 12, 1976, the Director of Planning agreed that his Department would report verbally to the Committee on any development permit applications received for major developments throughout the City.

Mr. A. Floyd, Acting Zoning Planner, with the aid of drawings, reported verbally on the following development permit applications received from October 28 to November 4, 1976:

- (a) D.P.A. #75810 - 1214 W 7th Ave. - 12 unit townhouse development
- (b) D.P.A. #75805 - 1167 W 7th Ave. - 6 unit townhouse development
- (c) D.P.A. #75806 - 555 W 5th Ave. - 111 unit apartment building
- (d) Preliminary D.P.A. #75942 - 1370 Davie St. - 84 unit apartment building

Mr. Floyd advised that the Department would report verbally to the Committee on a bi-monthly basis.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 25, 1976

Page 2

Clause #2 continued:

RESOLVED:

THAT the verbal report of the Acting Zoning Planner on major development permit applications received October 28 - November 4, 1976 be received.

RECOMMENDATION

3. Formation and Recognition of Champlain Heights Planning Advisory Committee

On December 9, 1976 Council referred a letter dated November 1, 1976 from Mr. E. Lyngen, Acting Interim Chairman, Champlain Heights Planning Advisory Committee and Draft Terms of Reference (on file in the City Clerk's office) to the Council Committee for consideration.

Mr. Lyngen distributed information on membership of the original C.H.P.A.C. and the attendance in 1976 of those persons who have attended the meetings since May 13, 1976.

He stated the meetings were open to persons who have an interest in the development of all of Champlain Heights, including the implementation stages of Areas E and F and a continuing community involvement in the local area planning programme as approved by Council on December 18, 1973 for "overcoming the perceived planning deficiencies in the existing built up areas of Champlain Heights."

The Planning Advisory Committee is requesting that Council recognize the C.H.P.A.C. and the revised Terms of Reference dated September 7, 1976 and make provision for Civic staff to continue meeting with them.

The Committee

RECOMMENDED:

THAT the formation of the Champlain Heights Planning Advisory Committee and the Terms of Reference dated September 7, 1976 be approved.

FURTHER THAT the Director of Planning report back in six months on the workings of the Committee.

INFORMATION

4. Development Permit Application #75674 - 1661 Whyte Ave. Kitsilano Coast Guard Base

The Committee considered a report dated November 12, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that a development permit application has been received from F. & A. Construction Ltd.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
November 25, 1976

Page 3

Clause #4 continued:

on behalf of the Federal Department of Public Works, to add a 58' x 32' second storey addition on the existing Kitsilano Coast Guard base for offices and storage. Work was already started before the application was made and construction is well underway. The Urban Design Panel has approved the design of the addition but the Director of Planning is meeting with representatives of the Department of Public Works in an attempt to have them improve the appearance of the whole base.

RESOLVED:

THAT the report of the City Manager dated November 12, 1976 be received for information.

FURTHER THAT the Director of Planning in his discussions with the Federal Department of Public Works, relay the concerns of the Standing Committee on Planning and Development that work had commenced before permits had been obtained and the fact it shares the view of the Director of Planning that the visual appearance of the base should be improved.

5. Development Permit Application #75746 - Airwest Airlines-  
North Foot of Jervis Street

The Committee considered a report dated November 12, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that Airwest Airlines have submitted a development permit application to retain the existing aircraft landing base (approved to October 31, 1976) for a further unlimited period of time. Staff are currently preparing policy recommendations that include seaplane and helicopter service for the downtown waterfront area as an appropriate and desirable component of the transportation system. The Director of Planning is prepared to approve the application for a limited period of five years expiring October 31, 1981.

The Committee expressed concern about safety, noise, the increased number and the timing of planes coming into the harbour.

RESOLVED:

THAT the report of the City Manager dated November 12, 1976 be received for information.

FURTHER THAT the Director of Planning be instructed to bring the concerns of the Committee to the attention of the Committee on the Burrard Inlet Waterfront and report back.

cont'd.....



6. Development Permit Application #75915 - Ministry of  
Transport - Flight Control Tower - 200 Granville Street

The Committee considered a report dated November 17, 1976 which the City Manager submitted for Information.

In the report the Director of Planning advised that a development permit application has been submitted by the Ministry of Transport to add a 16' high pentagonal-shaped control tower, 32' at its widest section, above the penthouse of the Granville Square Tower to operate during daylight hours to control float plane safety.

RESOLVED:

THAT the report of the City Manager dated November 17, 1976 be received for information.

RECOMMENDATION

7. Pt. Grey Road Property Acquisition and Development Issues

The Committee considered a report of the City Manager dated November 4, 1976 (copy circulated) in which the Director of Planning recommends policies to guide property acquisition and private development on the north side of Pt. Grey Road.

Ms. J. Hlavach, Area Planning, advised that a number of policies had been approved in principle in October 1975 but final adoption was deferred until the policies were discussed with residents, the Parks Board and the Vancouver City Planning Commission. On February 24, 1976 decision on a final set of policies was deferred until a report on the rear building line was received. After a Public Hearing, Council on June 1, 1976 enacted the amendment to the Zoning and Development By-law establishing the building line.

In line with the City's policy to eventually acquire for park purposes, the lands on the north side of Point Grey Road, the Director of Planning recommends that the following policies be adopted:

Policy #1: That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2: Property should be considered for acquisition on the basis of opportunity and availability anywhere on the north side of Point Grey Road.

Policy #3: A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting a street end, and between Balsam and Trafalgar.

Policy #4: The beach area should remain in its current 'natural' condition.

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Clause #7 continued:

- Policy #5: The development and maintenance of street ends as mini-parks, in a manner that will improve their usability, should be investigated and reported back to City Council.
- Policy #6: Improved signage and delineation of access points and improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Hastings Mill Park) should be investigated and reported back to City Council.
- Policy #7: An amendment to the Zoning and Development By-law (No. 3575) should be prepared that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc., structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.
- Policy #8: No construction or building should be permitted at the base of the cliff.
- Policy #9: The existing RS-2 and RT-2 District Schedules (with the exceptions noted in the following two policies) should be used to regulate development on the north side of Point Grey Road.
- Policy #10: Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.
- Policy #11: No side yard relaxations be granted for new developments.

The Committee

RECOMMENDED:

- (A) THAT Policies 1 to 11 contained in the report of the City Manager dated November 4, 1976 be adopted as the plan for the future of property acquisition and development on the north side of Pt. Grey Road.
- (B) THAT the City Engineer be instructed to report back on the implementation of Policies 5 and 6.
- (C) THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law in order to implement Plan Policy 7, and refer such application direct to Public Hearing after a report thereon is received from the Vancouver City Planning Commission.

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8. Downtown-Eastside Neighbourhood Improvement Program -  
 1977 Administration Budget

The Committee had before it a report dated November 16, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

On September 28, 1976 when dealing with recommendations of the Standing Committee on Planning and Development City Council passed the following motion:

"Recommendation A of the Committee contained in this clause be approved; except that the following statement in recommendation (5) of the Manager's report

This budget of \$58,000 is included in the total Implementation Budget of \$589,300 and is cost shareable

be referred back to the Standing Committee on Planning and Development for further consideration. This consideration to include source of funding should the Committee recommend that the City absorb all or part of these administrative costs."

In the report the Director of Planning stated:

"The Concept Plan which Council dealt with on September 28 indicated that while administration and implementation of the program can be costly, particularly for a community with very limited funds and many high priority needs, the same quantity and quality of administration as required by other N.I.P. programs is necessary to carry out this program.

Administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government. However, in view of the extremely difficult problem of the City trying to meet the area's high priority needs with this low level of funding, it appears appropriate in this instance for the City to assume the total 1977 administrative costs for this program.

It should be noted that while the circumstances which created this situation are not unique, the administrative costs of future N.I.P. programs should be considered cost-shareable; in other words, no precedent is set if Council adopts this proposed course of action.

The Director of Finance indicates that funds are available in the 1974 unappropriated balance of the City's Neighbourhood Improvement Program fund which could be used for this purpose, by approval of Council. "

Appendices I and II (copy circulated) forming part of the Manager's report set out the total N.I.P. allocation breakdown for the \$685,000 as well as a breakdown of the \$58,000 allocated for 1977 Administration Costs.

The Committee

RECOMMENDED:

- (A) THAT the City assume the total administrative costs of \$58,000 for the Implementation Stage of the Oppenheimer Area Neighbourhood Improvement Programme.

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Clause #8 continued:

- (B) THAT the \$58,000 previously earmarked for administration be reallocated as follows:
- (i) \$55,000 to Japanese/Community Facilities  
(for a total of \$150,000)
  - (ii) \$3,000 to Contingency (for a total of \$9,300).

9. Thunderbird Neighbourhood - Disposition of City-owned land

The Committee considered a report of the City Manager dated November 16, 1976 (copy circulated) in which the Director of Planning outlines a proposal for the City-owned lands in the Thunderbird Neighbourhood in terms of Council's current commitments for the land and the neighbourhood plan previously adopted in May, 1975.

The adopted plan for the city-owned land bounded by Cassiar St., First Avenue, the 401 Freeway, Fifth Avenue and Skeena Street included a 2 acre site for a community centre for the Confraternita Italo-Canadese Society; a 1.8 acre park site; a 1.5 acre church/day care facility and a 5.0 acre warehouse site. The original interest in the latter two sites was withdrawn.

On November 9, 1976 Council approved in principle the sale of 3 to 4 acres to the Akali Singh Sikh Society for the construction of a temple and related facilities but referred the question of conditions of development to the Director of Planning for report to the Standing Committee on Planning and Development.

The report states that developer interest has now been expressed for the industrial site and it would be appropriate for the balance of land not committed to the Akali Singh Society to be sold for warehouse purposes.

With respect to the development concept, the Director of Planning has prepared a design scheme (illustrated on Appendix II forming part of the Manager's Report dated November 16, 1976) defining a 3.8 acre site for the Akali Singh Sikh Society and a 2.7 acre site for industrial use. Vehicular access to both sites is to be exclusively from 5th Avenue east of Skeena. Industrial traffic would only be allowed to use Skeena St. from Broadway to 5th Avenue.

The Director of Planning recommends that the site be rezoned from M-2 Heavy Industrial to CD-1 Comprehensive Development for the following reasons:

- (a) to provide an appropriate control over the form of development to assure harmony with the adjacent neighbourhood;
- (b) to limit the uses of the land to those adopted by Council in the original neighbourhood plan;
- (c) to remove the exercise of development control from the sale process thus simplifying sale conditions; and
- (d) to assure the continuation of development controls should resale occur.

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Clause #9 continued:

The CD-1 zoning would specify allowable uses, floor space ratio, height and parking/loading requirements for the two sites.

Council agreed to sell the institutional site to the Akali Singh Sikh Society with the same conditions of sale as those agreed to for the previous institutional use. The specifics of the sale will be reported to Council by the Supervisor of Property and Insurance.

Dr. V.S. Pendakur, representing the Akali Singh Sikh Society, requested the Committee to delete the 40' height requirement from the by-law to be listed as a resolution prescribed by Council. There is no way of knowing at this time if special treatment will be necessary for the site which might result in the building being slightly higher than 40 feet. If the height restriction is a Resolution of Council, it could be amended by a majority of Council if the height of the building turns out to be higher.

He also requested Resolution 2 to read "The development to be generally in accordance with the adopted development concept ...." rather than "is to conform to the adopted ....."

The Committee

RECOMMENDED:

- (A) THAT the development concept for lands in the Thunderbird area as illustrated on Appendix II forming part of the Manager's Report dated November 16, 1976 be approved.
- (B) THAT the Draft CD-1 By-law be amended by deleting section 4 regarding height restrictions from the By-law and adding it as one of the Resolutions Prescribed by Council.
- (C) THAT the Resolutions prescribed by Council be further amended by amending (2) as follows:
  - "2. The development to be generally in accordance with the adopted development concept ....."
- (D) THAT the Director of Planning be instructed to make application to rezone Lot A and Lot B of Block 106-108, Section 28, THSL, Plan 16222 from M-2 Heavy Industrial District to CD-1 Comprehensive Development District with the Draft CD-1 By-law and resolutions restricting the form of development be as contained in Appendix III forming part of the Manager's Report dated November 16, 1976, as amended this day; such application to be referred direct to Public Hearing after a report from the Vancouver City Planning Commission.
- (E) THAT following rezoning, City staff be instructed to prepare a sub-division for the 6.5 acres in general accord with the approved development concept and to market the land with conditions of sale as per Appendix IV forming part of the Manager's Report dated November 16, 1976.

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Clause #9 continued:

- (F) THAT potential purchasers of the subject lands be referred to the Street and Traffic By-law 4944 for a definition of legal industrial routes and that Council authorize staff to monitor the traffic situation in the Thunderbird Neighbourhood after the installation of new development and report back if a traffic problem in the area becomes evident.

The meeting adjourned at approximately 4.45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 538